

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Robert Treat Hotel

other names/site number Robert Treat Center

2. Location

street & number 50 Park Place

☐ not for publication

city, town Newark

☐ vicinity

state New Jersey

code 034

county Essex

code 013

zip code 07102

3. Classification

Ownership of Property

☒ private

☐ public-local

☐ public-State

☐ public-Federal

Category of Property

☒ building(s)

☐ district

☐ site

☐ structure

☐ object

Number of Resources within Property

Contributing

Noncontributing

1

 buildings

 sites

 structures

1

0 objects

Total

Name of related multiple property listing:

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the National Register. ☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Hotel

Current Functions (enter categories from instructions)

Office building/hotel

7. Description

Architectural Classification

enter categories from instructions)

Renaissance Revival

Materials (enter categories from instructions)

foundation granite

walls brick

cast stone

roof bituminous

other terra cotta

Describe present and historic physical appearance.

The Robert Treat Hotel, located at 50 Park Place, across from the eastern edge of Military Park, is a 3 bay, 14 story, Renaissance Revival influenced brick and cast stone hotel building. Designed and constructed in 1916 by the locally noted architectural firm of Guilbert and Betelle, the structure was built for the commemoration of Newark's 250th anniversary. Characteristic of their work in the first quarter of the 20th century, the hotel reflects the firm's use of a broad and richly pictorial vocabulary of classical ornament on a monumental building. The hotel serves as an embellishment for Military Park as part of a rich urban ensemble of classicizing buildings along Park Place (Photo 1). The hotel was converted to an office building, now known as the "Robert Treat Center," when an addition housing new hotel facilities was built on its north side in 1964.

The Original Building

The three bay, fourteen story, symmetrically designed facade is characterized by a tri-partite division of spaces into base, body and attic (Photo 2). The rusticated cast stone base of the building, which sits on a basement of granite, consists of the first four stories of the building and is articulated by an arcade of three, two story round arches set in decorative surrounds of alternating smooth and vermiculated voussoirs and quoins and figurehead keystones. The arches serve as entryways into the building, the northernmost bay as the current entrance, the center bay as the historic entrance to the lobby of the hotel. The current entrance features an overhanging canopy ornamented with the building name, "Robert Treat Center" and its logo. All three arches have been infilled with replacement windows and signage.

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Above each two story arch is a single window embellished with a wrought iron semi-circular balcony. The flanking windows also support decorative iron flagpoles. Between the windows are oval oculi infilled with decorative iron tracery and surrounded by a swag of a garlanded and beribboned dolphin head flanked by fluted and moulded torchieres (Photo 3). The three bay configuration terminates above the third story, where it is replaced by a six bay configuration which continues uninterrupted to the top of the building.

The entablature of the base of the building consists of a plain fascia architrave, a wide frieze band composed of the fourth floor windows flanked by scrolled brackets between which are beribboned botanical motif swags and figureheads, and a cornice of a fascia and cyma reversa with a small parapet. The parapet is pierced at the base of each of the fifth floor windows and filled with a wrought iron railing (Photo 3).

The body of the building consists of floors five through ten, and is laid in a smooth Flemish bond brick interrupted only by the panelled and engaged corner pilasters which serve to express the verticality of the shaft of the building and offset the horizontality of the plain spandrels. Ornamentation is limited to the fifth floor and to a balcony spanning the center two windows of the tenth floor. The fifth floor windows are set in stone surrounds with prominent lintel entablatures. The vertical piers between the windows are decorated with marble plaques on which are attached cast iron torch-like lamps. The tenth floor marble and terra cotta balcony is supported by four scrolled brackets and ornamented with rectangular panels. All of the windows have terra cotta sills.

The attic of the building consists of floors eleven through fourteen. The planar surface of the brick wall is punctuated by elaborate classic ornament at every floor except for the thirteenth. The eleventh floor forms the base of the attic and is separated from the body of the building by a stone cyma recta belt course. Above this strip, the eleventh floor windows are flanked by scrolled brackets supporting balustrades for the twelfth floor windows. Between each of the eleventh floor windows are inset panels of marble; the edges of the building on this level are ornamented by a paneled square trimmed on the interior with billeted brickwork. The

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twelfth story windows are set in elaborate classical terra cotta surrounds (aedicules) of Doric columns supporting pedimented entablatures. The sills of the windows are connected by a stone belt course. The edges of the thirteenth and fourteenth stories are spanned by engaged and panelled pilasters, identical to those of the body of the building. The fourteenth floor windows, which are smaller in scale than the lower stories, are connected by a continuous stone sill course, and are ornamented with semi-circular iron balconies. The vertical piers between the windows are punctuated by panels of swag draped shields. The corner piers are decorated with rectangular brick panels edged on the interior with billeted brickwork as in the eleventh story.

The entire building is capped by a rich and emphatic overhanging copper entablature (Photo 4). The simple architrave of three fillets and a torus is surmounted by a wide frieze band ornamented with fleurs-de-lis alternating with a stylized acanthus leaf motif. The cornice is composed, from the bottom up, of a cyma reversa, dentils, egg-and-dart ovolo and a modillion supported corona. The corona itself is decorated with round arched flutes and topped with a cyma reversa, which in turn supports a cyma recta ornamented with lions' heads masks finished with a fillet. The entire copper entablature is approximately ten feet high.

The styleless south and rear elevations contain contrasting brick panels which have been obscured by monochromatic painting. For instance, on the south facade, a darker band of brick highlights the eleventh and the fourteenth stories as well as the corner vertical piers. The north facade abuts the 1964 hotel addition.

Exterior alterations include the fenestration, in which single sash pivoting metal windows replace the original 8/8 wooden double hung sash, and the entrance arcade. Originally, the main entrance was located in the central opening which was sheltered by an imposing marquis; the below grade flanking entrances were surmounted by modest undulated hoods. Mullioned windows served as transoms above the revolving door entrances. These windows were replaced by metal frame doors and windows. The function of the apertures has remained the same; the flanking entrances serve a variety of retail, food and service establishments, not unlike those present when the building was a hotel (Hotel Monthly, n.d.: 65). A small 3 story service building, located at the rear of the hotel, was removed during the

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construction of the 1964 addition.

The building is rectangular in plan, except for the facade, where it follows the angle of Park Place. The sides of the building are inset from the fourth floor up to provide light wells. The hotel abuts the Essex Club on the south and the Quality Inn on the north. Although the Quality Inn was built as an addition to the Robert Treat Hotel in 1964, the buildings maintain separate systems and function independently of each other (conversation with William Mikesell, current architect for the Robert Treat Center).

Interior - Robert Treat Hotel

The basement level of the old hotel, entered by means of the two end entrances, originally contained a grill room on the south, a cafe on the north, and various service areas such as a boot black, barber shop, the main kitchen, prep areas and pantry facilities. The main entrance to the hotel was located in the central bay of the arcade, through which a set of stairs ascended to the two story, column-supported and elaborately decorated lobby. From the main lobby, one entered the reception hall, with the elevators on the north and the main staircase on the south. Through the reception hall, to the rear, was the main dining room, known technically as the "Wedgewood Room," which occupied the remainder of the building. Ascending to the "second floor" by either the elevators or the stairway, most of the floor space on this level was taken over by the ballroom immediately over the dining room below, and private dining rooms arranged along the facade of the building. All of the public spaces were elaborately decorated. Above the ballroom level were eleven floors of sleeping space containing approximately 300 rooms. A typical floor consisted of 25 rooms, all of which had closets and bathrooms. Sitting rooms enhanced by marble fireplaces occupied the front corners of the building and were accessible from the contiguous bedrooms. The fourth, fifth and ninth floors were distinguished from the others by the presence of the Governor's Suite, the President's Suite, and the McCarter Suite, respectively (Hotel Monthly, n.d.: 59-63).

The subbasement level housed the engine, boiler and fan rooms, coal vault, storage areas, the ice plant, miscellaneous refrigeration areas, and the wine steward's office and wine store (The Hotel

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The 1964 conversion of the hotel to commercial office space eliminated or concealed many of the building's original interior features and configurations. Generally, groupings of hotel rooms were transformed into office suites; the lobby received an additional floor level to increase floor space. The "Wedgewood" dining room still exists, but as the "Crystal Room," an updated ballroom (Photo 5). The original ballroom is currently being converted to a television studio (Photos 6 & 7). The main elevator lobby outside of the dining room has been retained as well as the original staircase and wrought iron railing (Photo 8). The subbasement level has retained its layout as well as the ice plant and wine steward's office and closet.

Although there are technically fourteen floors plus a basement and sub-basement in the building, the interior floors are not labelled accordingly but have been given designations according to their functions and ceiling heights.

The 1964 addition

In 1964, the Robert Treat Hotel was converted to an office building, and a modern hotel facility was built on its north side. The addition, now known as the Quality Inn, is a 13 story, 4 bay, irregular plan, brick veneered, skeletal steel building. The architects for the addition were Ballard, Todd and Snibbe, New York City.

The building is characterized by a tri-partite horizontal division of spaces into base, body and attic. The base of the building, consisting of the lower two stories, is composed of four bays delineated by vertical concrete piers which continue upwards to span the height of the building. The northernmost bay is a porte cochere permitting the passage of vehicles to the rear of the structure. The remaining three bays, filled by an extensive glazed area with aluminum framing, illuminate the two story lobby within. The second bay from the north encloses the entrance to the hotel. Above the second story, a concrete horizontal element spans the width of the building serving as a visual entablature between the base and body of the building.

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Cultural Affiliation

The body of the building, composed of floors three through thirteen, carries the vertical emphasis of the building in its use of concrete vertical piers flanked by vertical strips of windows, and wider piers of brick veneer forming the walls of the facade. The horizontal dimension is expressed through the use of concrete belt courses above each floor level, corresponding to the floor levels of the original hotel.

The attic of the building is formed by a false fourteenth story, to correspond to the height of the original hotel. The vertical brick and concrete piers are carried through from below, however, the windows are replaced by voids containing suspended light fixtures. Above this false facade is an overhanging concrete coping, reminiscent of the imposing overhanging cornice of the original hotel. The elevator penthouse, ornamented with the Quality Inn logo, rises from the roof.

Interior - 1964 addition

The entire first two levels of the hotel are taken up by the main lobby and its related service areas, such as the elevator lobby. Immediately behind the reception area, which is located along the south wall of the addition, is a staircase leading to the second floor of the old hotel, where the "Crystal Room" is located (Photo 5). This is the former dining room of the old hotel, and is now used as a ballroom. This staircase is the only area of the building complex where the addition and the old hotel are openly interconnected and where the public may pass through. The corridors on the bedroom floors are interconnected by locked fire doors. A two-tier service wing, projecting to the east from the lobby, contains a cocktail lounge/restaurant, a ballroom and six meeting rooms. The eleven floors above contain 168 sleeping rooms, each with an individual bathroom.

The site of the building is located on the east side of Park Place, Block 125, Lot 15. The property dimensions are approximately 176.65' x 364.50'. The total area is 1.61 acre.

Statement of Significance

The official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☐ locally

able National Register Criteria ☒ A ☐ B ☒ C ☐ D

Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

of Significance (enter categories from instructions)

chitecture

cial history

Period of Significance

1916

1916

Significant Dates

1916

Cultural Affiliation

ant Person

Architect/Builder

Guilbert and Betelle

Significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Robert Treat Hotel is significant architecturally as one of the best examples of the Renaissance Revival influence used on a commercial building in Newark (Criterion C). Designed by the prominent architectural firm of Guilbert and Betelle, the design of the Robert Treat Hotel is in keeping with the ideals of the period, of a grandiose public building as embellishment for park and square. The luxuriously appointed hotel was the ultimate in urban splendor, sited on a grand axis, in view of Broad Street and the city's ancient "Training Place." Occupying a prominent position on Military Park, the city's "Middle Commons," the hotel is part of a streetscape which includes such notable buildings as the Essex Club immediately to the south and the Military Park Building, a 21 story Art Moderne office building occupying the southern corner of the block (Photo 1). The hotel also faces Gutzon Borglum's large scale bronze monument "Wars of America," Borglums' largest sculpture after Mount Rushmore. The structure is also significant in the area of Social History as the official and permanent monument to the 250th anniversary of the founding of the city of Newark and as the most luxurious hotel ever built in the city (Criterion A).

In both design and workmanship, the Robert Treat Hotel is indicative of the high quality of commercial architecture built in Newark in the first quarter of the twentieth century, a period of growth and expansion for the city. Construction of the Robert Treat Hotel was part of the building boom which celebrated Newark's success as the largest and richest city in New Jersey. During this period of seemingly endless prosperity, Newark's famous skyline and downtown were created, including its major twentieth century landmarks, such as the Newark Museum, the Firemen's Insurance Company, Essex County Hall of Records, New Jersey Telephone Company, the 34 story Raymond-Commerce Building, the 35 story National Newark Building and Newark Airport (Cunningham 1966: 274).

☒ See continuation sheet

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Before World War I, leading families such as the Ballantines and Wards lived in mansions fronting on either Military Park or Washington Park (Cunningham 1966: 242). The building boom, fueled by the prosperity brought on by the war-production years, gradually replaced the lavish residences with elegant commercial structures around the perimeters of the parks. The construction of the Robert Treat Hotel set the standard for a new neighborhood architectural context by employing a style emphasizing elegant urbanity, classical proportion, and traditional ornament executed in masonry. The luxuriously appointed hotel was designed to be grand in scale, rich in its use of ornamentation and dramatic in its relationship to its site. It expressed the juxtapositions favored by the period such as smooth, dark brown brick with carved light-toned limestone or terra cotta. The building's classical tri-partite division into a heavy rusticated base, a tall shaft with piers expressing verticality and spandrels recalling the horizontal dimension, and an elaborate attic as a rich and emphatic crown, served to emphasize the splendor, eloquence and drama sought by the architects and the city fathers.

The period from the 1890s to the Great Depression was a time of tremendous development in Newark's Central Business District. In these years, Newark's leaders took an active interest in the city's architectural development, calling for the construction of impressive buildings in the downtown area. The "City Beautiful Movement," an alliance of Newark city planners, politicians, and business leaders, was founded in the early 20th century. Their goal was to improve their city's public image and appearance (City Planning for Newark 1913: 50). As a result, many of Newark's important neo-classical public and commercial buildings date from this period (Cunningham 1966: 206-207; Drummond 1979: 262-265). City officials also made a great effort to improve the city's appearance for its 250th anniversary in 1916. The Robert Treat Hotel was built for the commemoration of Newark's 250th anniversary and organizers of the celebration worked especially hard to insure that the hotel was finished in time for the festivities (The Newarker, November 1915: 5-8).

In the early 20th century, the city fathers realized that a prominent hotel was necessary to accommodate tourists and commerce to the prosperous city. Prior to the construction of the Robert Treat, the city had no major hotels but proliferated with boarding

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houses and second class lodgings. According to John Cunningham "the most permanent effects of the 250th anniversary celebration were two major buildings dedicated on Park Place in the anniversary year. One was the Robert Treat Hotel, the first truly good hotel in the city. Nearby, Public Service Corporation completed its \$5 million dollar terminal in 1916" (Cunningham 1966: 249). In its Official Guide and Manual to the 250th Anniversary Celebration of the Founding of Newark, N.J. 1666 - 1916, the Committee of One Hundred included a section titled List of Lodgings; the Robert Treat Hotel was the only listing in this category (Official Guide, 1916: 169). The Newark Sunday Call described the construction of the hotel as "one of the largest and most important dreams of Newark" (Newark Sunday Call, April 2, 1916: n.p.).

The Robert Treat Hotel was constructed by a company specifically formed by the city fathers and leading businessmen, the Robert Treat Hotel Company. The officers of the company were: Frank A. Dudley, president (also president of the United Hotels Company); Frederick W. Rockwell, vice-president (vice-president of United Hotels Company); Edward A. Pruden, treasurer and secretary (trust officer and a vice-president of the Fidelity Trust Company); Uzal H. McCarter, director (president of the Fidelity Trust Company). The local manager was Charles A. Carrigan (Newark Sunday Call, April 2, 1916: n.p.). The architectural firm of Guilbert and Betelle was hired to design and supervise the construction. James O. Betelle, the principal architect, was also given charge of the period styles, furnishings and color schemes (Newark Sunday Call, April 2, 1916: n.p.). The hotel was designed to be the most modern facility for its time and included its own ice making plant, butcher shop, oyster and fish shops, bakery, brine-cooled refrigeration plan, high speed electric dumbwaiters and central vacuuming system (Hotel Monthly, n.d.: 63-65).

The architectural firm of Guilbert and Betelle, founded in 1916, was known primarily for educational/institutional structures in the Middle Atlantic states. Among its more notable works in Newark are the the Essex Club, Chamber of Commerce Building, Newark School of Fine and Industrial Art (Arts High), Essex County Hall of Records and the North Ward National Bank (Architectural Record, February 1931, xeroxed reprint: n.p.). Other projects include State Teachers Colleges at Jersey City, Glassboro, and the New Jersey State Reformatory for Boys in Annandale and the Third State Hospital for

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the Insane, Hillsdale, New Jersey (Newark Evening News, June 6, 1952). The firm also designed 125 schools in Delaware, and high schools in Greenwich, Connecticut, Great Neck, New Rochelle, Tarrytown and Tuxedo Park, New York (Architectural Record, February 1931).

The hotel was erected by the construction company of George A. Fuller Co. The consulting engineer was Newton L. Schloss (Hotel Monthly n.d.: 58).

The 1964 addition was built as a separate building abutting the old hotel. Although the architects of the addition utilized a more contemporary appearance for the facade, nevertheless, they deferred to the original hotel by utilizing the same building height, floor levels and vertical emphasis. Each building maintains separate mechanical systems and walls, and each can function independently of the other.

The building is currently owned by Berger Hotels Corporation.

☐ See continuation sheet☐ See continuation sheet☐ See continuation sheet

Date October 31, 1969
Telephone (201) 571-1176
State New Jersey ZIP code 0775

Major Bibliographical References

See continuation sheet 9.1.

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Major Bibliographic References

previous documentation on file (NPS):
preliminary determination of individual listing (36 CFR 67)
has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings
Survey # _____
recorded by Historic American Engineering
Record # _____

☒ See continuation sheet

Primary location of additional data:

- ☐ State historic preservation office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Specify repository: _____

Geographical Data

Area of property 1.61 acres

Map References

Zone	Easting	Northing

B	Zone	Easting	Northing

☐ See continuation sheet

Verbal Boundary Description

The site of the building is located on the east side of Park Place, Block 125, Lot 15.
The property dimensions are approximately 176.65' x 364.50'.

Miscellaneous

Interviews with William Mikesell ☐ See continuation sheet

Boundary Justification

☐ See continuation sheet

Form Prepared By

Name/Title	Ulana D. Zakalak/Historic Preservation Consultant	Date	October 31, 1990
Organization	Zakalak Associates	Telephone	(201) 571-3176
Street & number	57 Cayuga Avenue	State	New Jersey
City or town	Oceanport	Zip code	07757

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9. Major Bibliographic References

Cunningham, John T. Newark. Newark, New Jersey: New Jersey Historical Society, 1966.

Drummond, James O. Transportation and the Shaping of the Physical Environment in the Urban Plan: Newark 1820 - 1900. Diss. New York University, 1979.

"Guilbert and Betelle." Architectural Record. February 1931, xeroxed reprint in the Newark Public Library vertical file, Art Department.

Newark, N.J. Committee of One Hundred. Official Guide and Manual of the 250th Anniversary Celebration of the Founding of Newark, N.J. 1666 - 1916. Newark: Newark Sales and Advertising Co., 1916.

"The Robert Treat Hotel." The Hotel Monthly, no date (circa 1917).

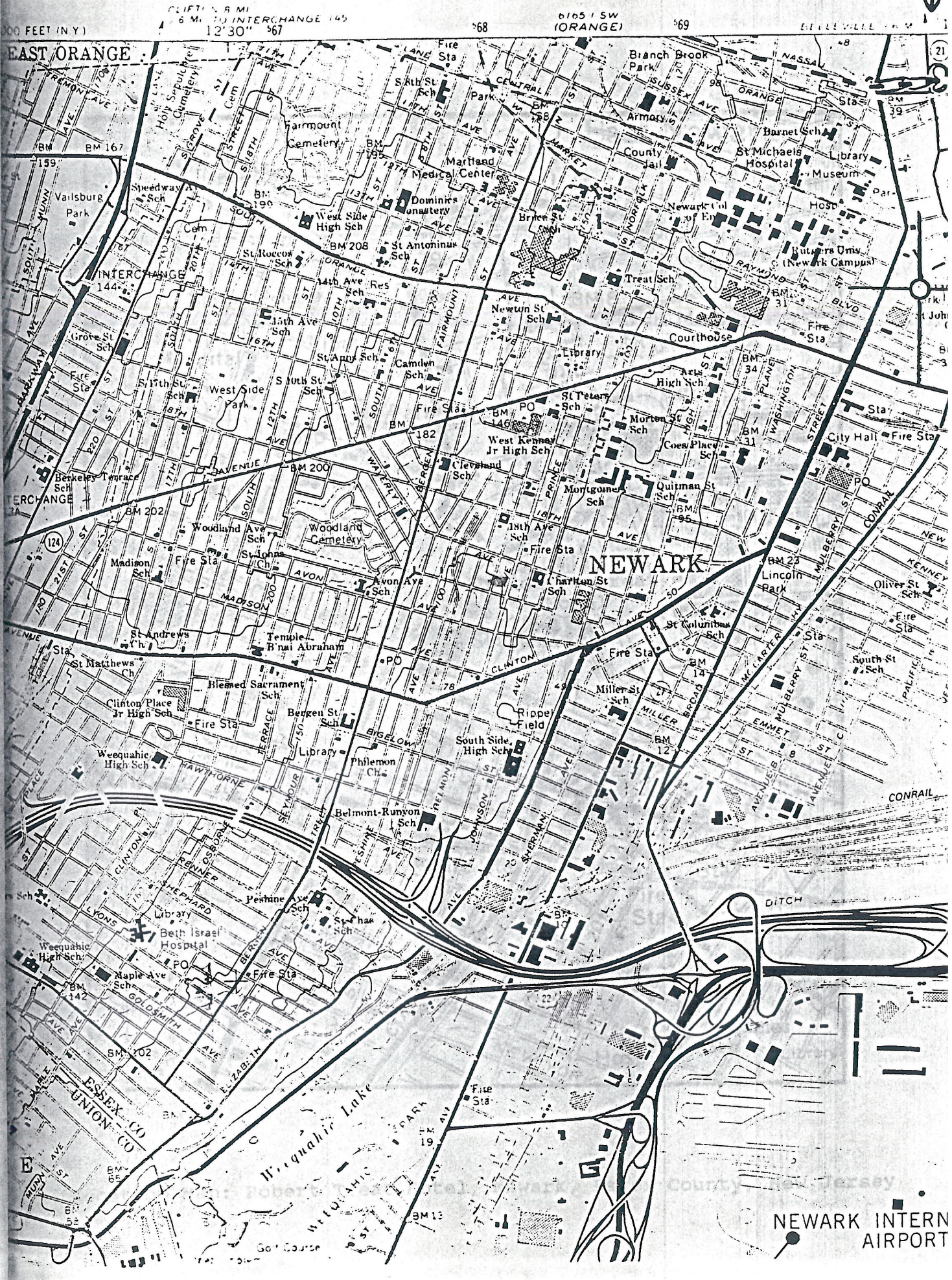
Newspapers

"J. O. Betelle Rites Abroad." Newark Evening News, 6 June 1952: n.p.

"Newark's New Hotel is Nearly Ready." Newark Sunday Call, April 2, 1916: n.p.

Miscellaneous

Interviews with William Mikesell and Michael Cioban, William Mikesell Associates, current architects for the Robert Treat Center, September and October, 1990.



EAST ORANGE

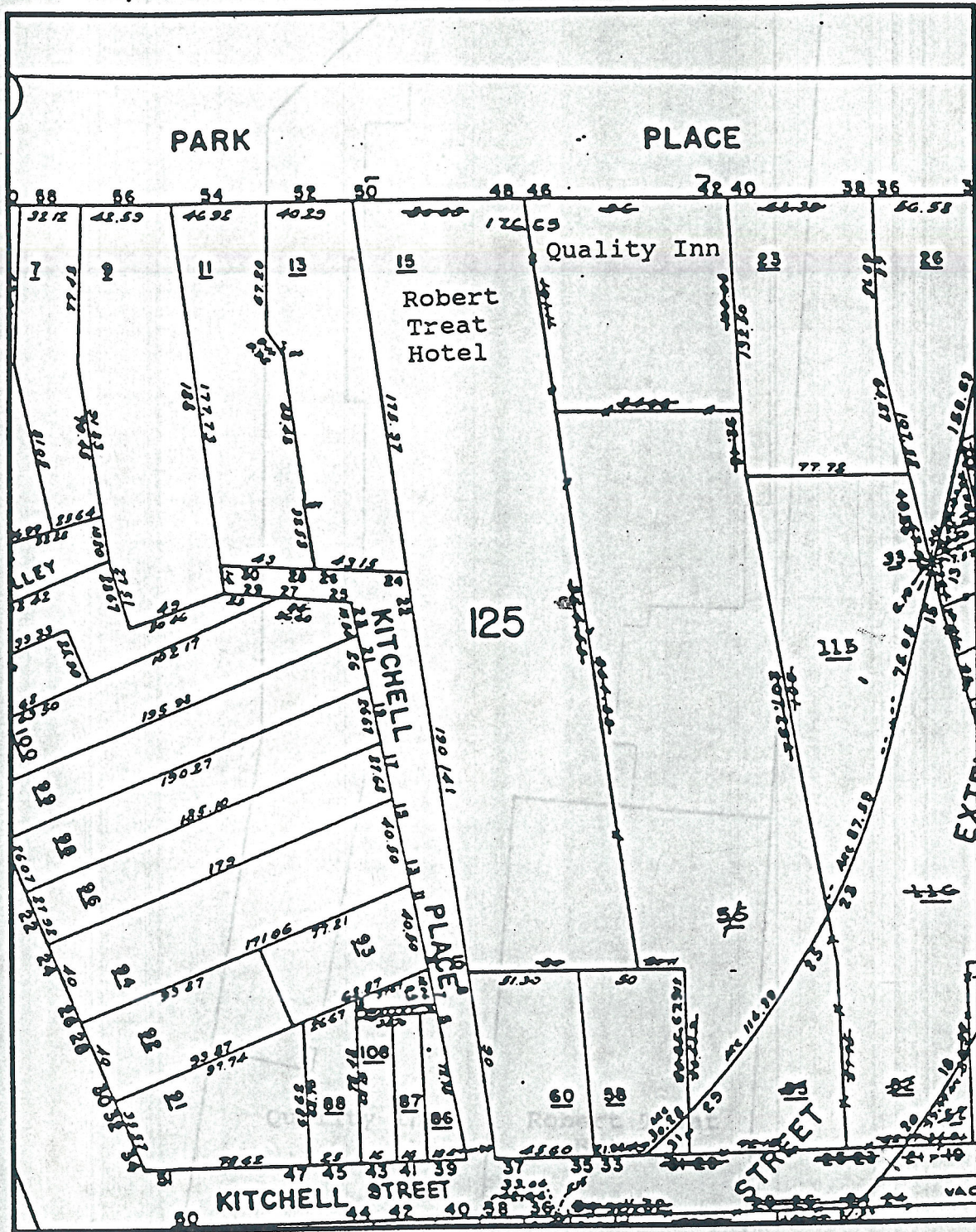
NEWARK

NEWARK INTERN AIRPORT

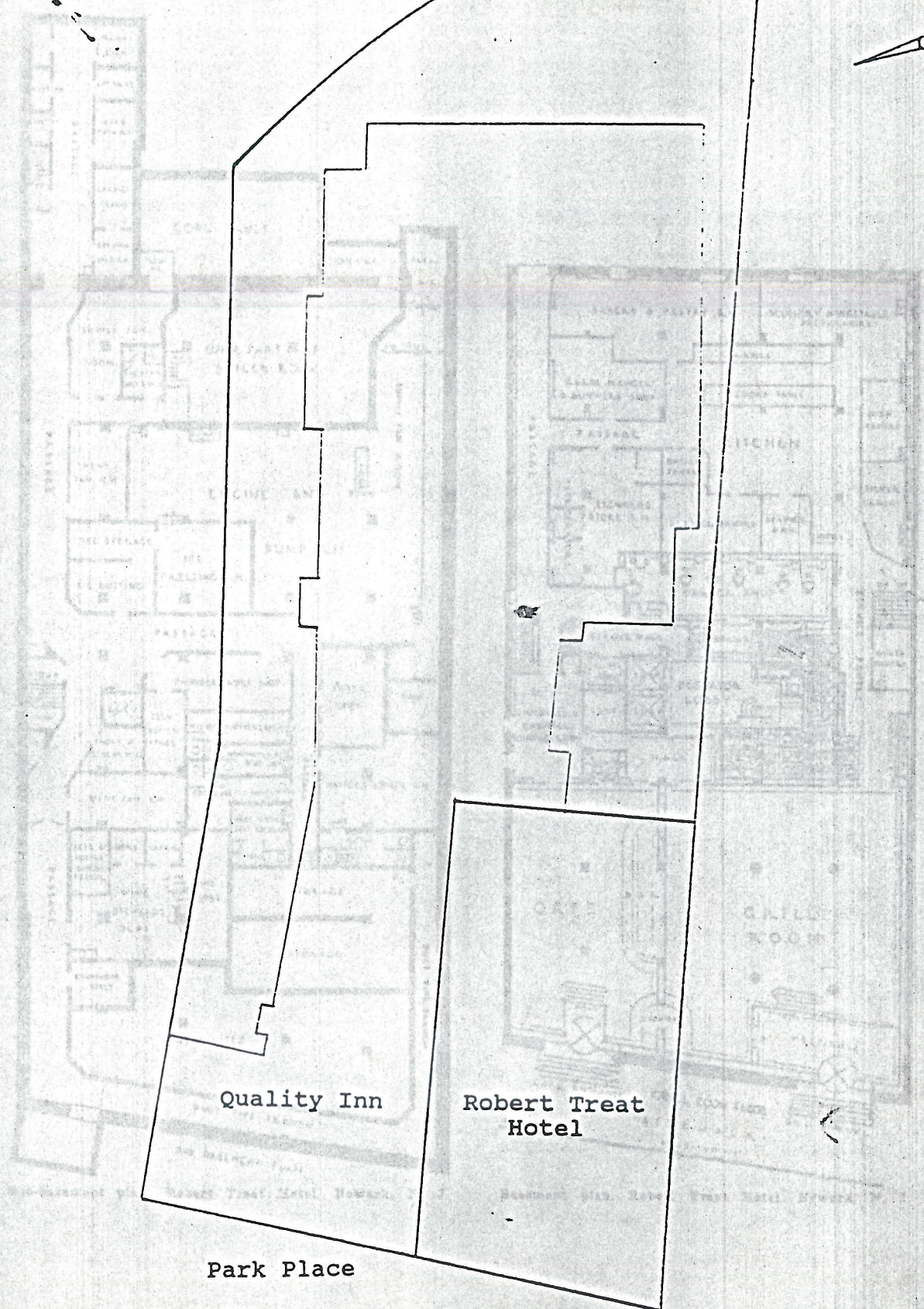




Location Map: Robert Treat Hotel, Newark, Essex County, New Jersey



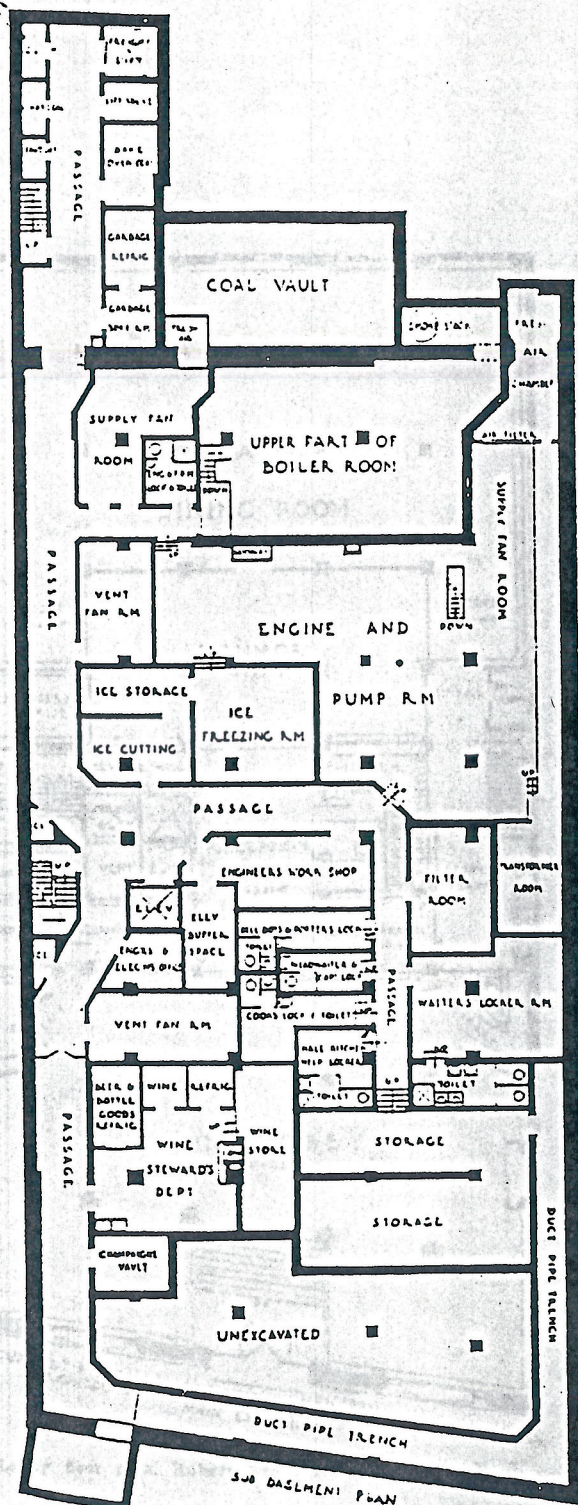
Newark Tax Map: Robert Treat Hotel, Block 125, Lot 15.



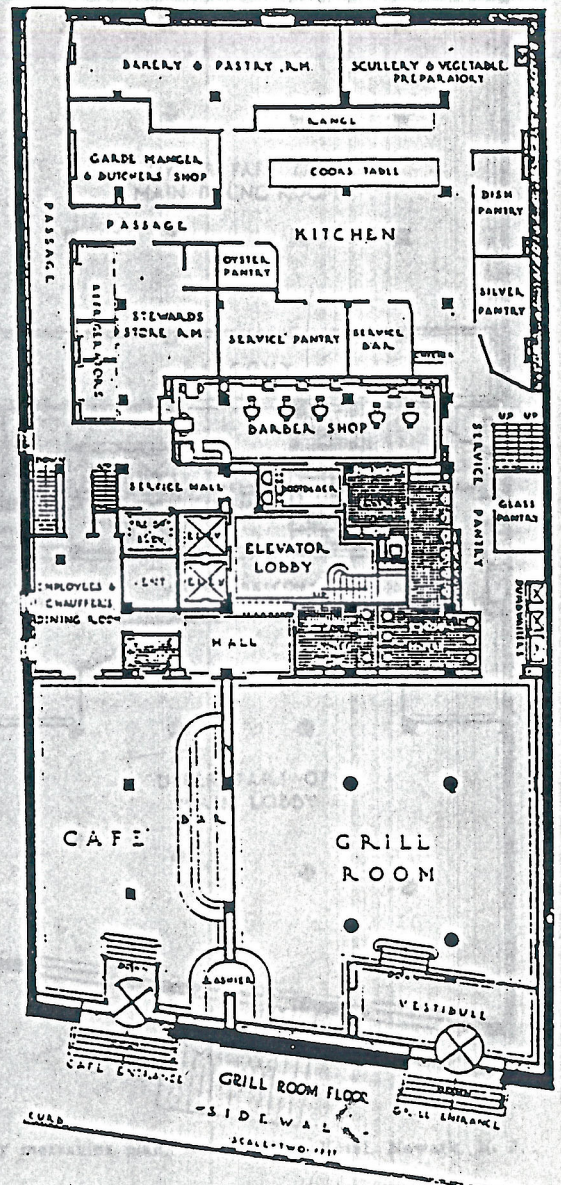
Quality Inn

Robert Treat
Hotel

Park Place

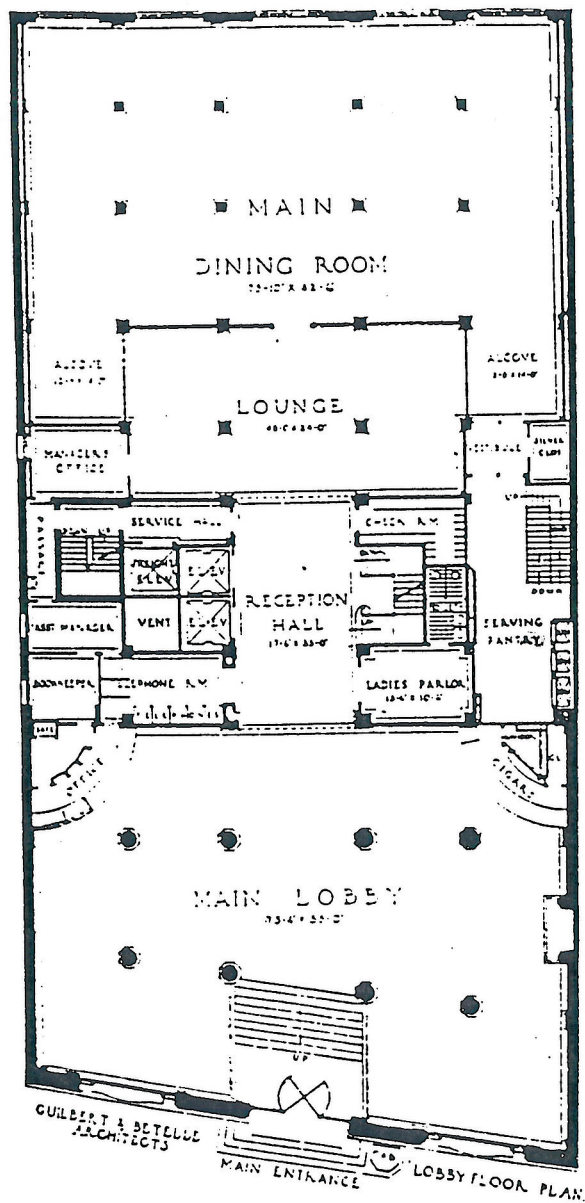


Sub-basement plan, Robert Treat Hotel, Newark, N. J.

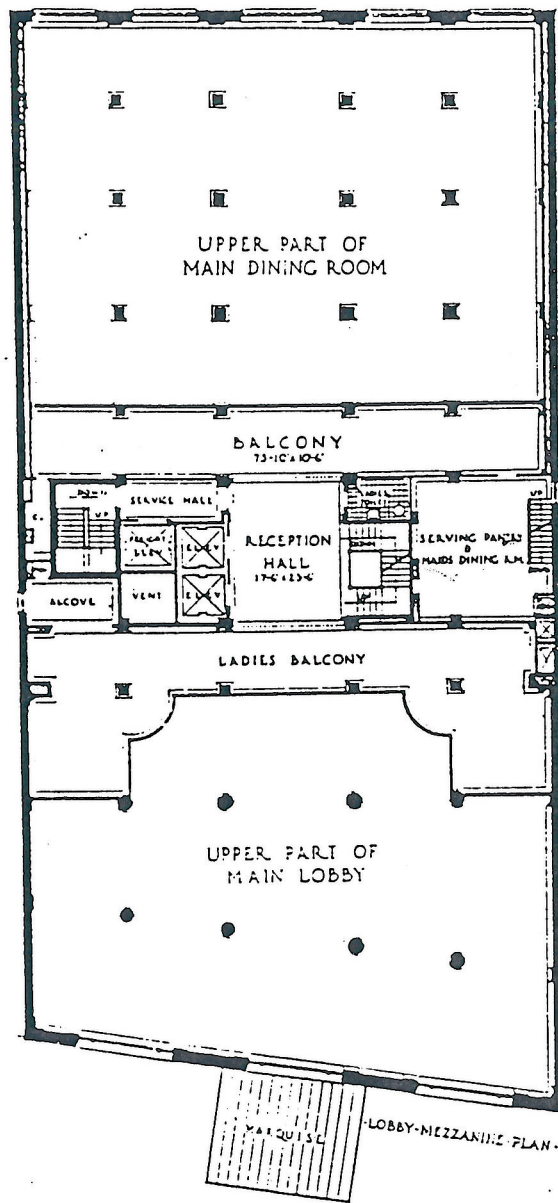


Basement plan, Robert Treat Hotel, Newark, N. J.

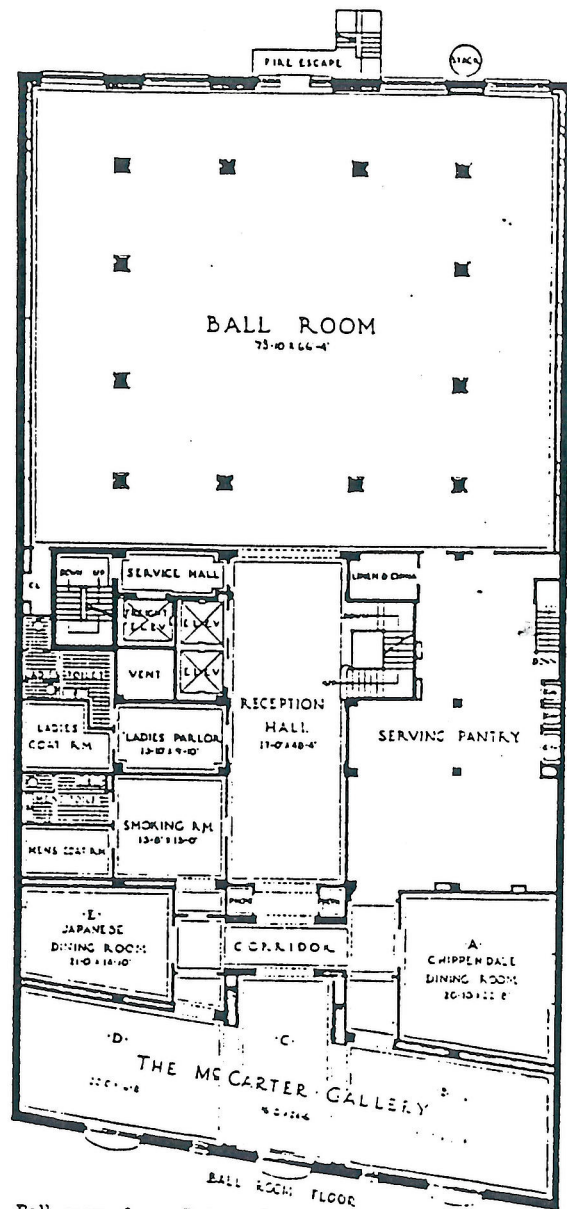
Original plans as published in the Hotel Monthly



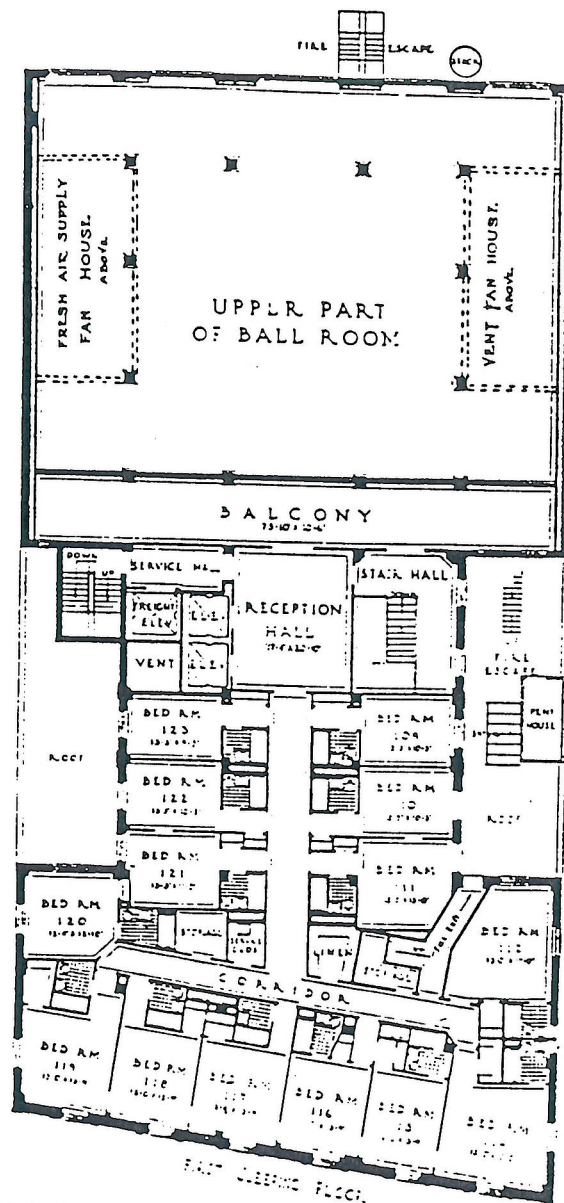
Lobby floor plan, Robert Treat Hotel, Newark, N. J.



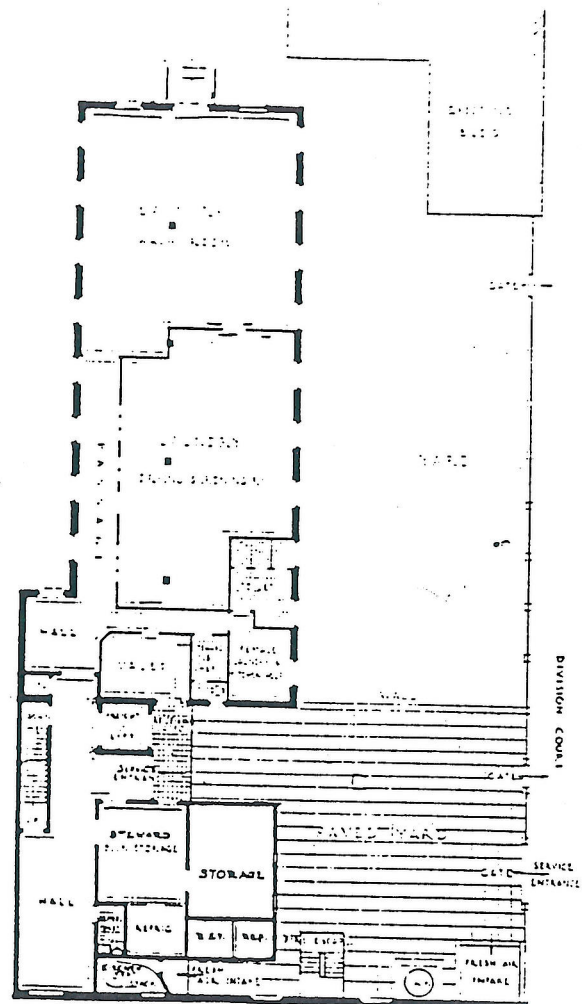
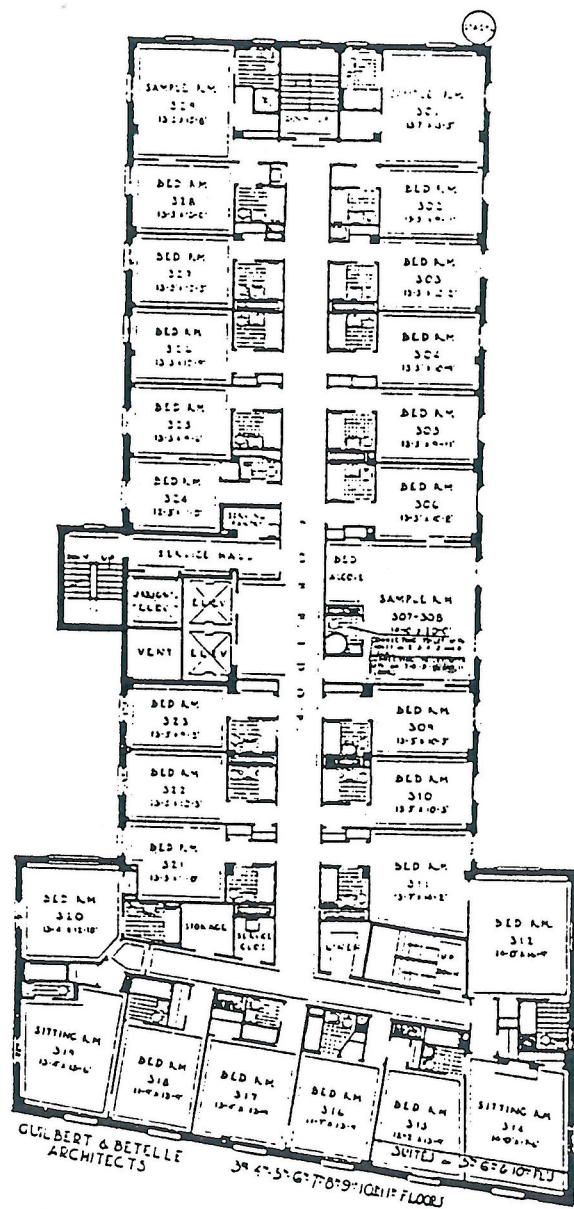
Lobby mezzanine plan, Robert Treat Hotel, Newark, N. J.

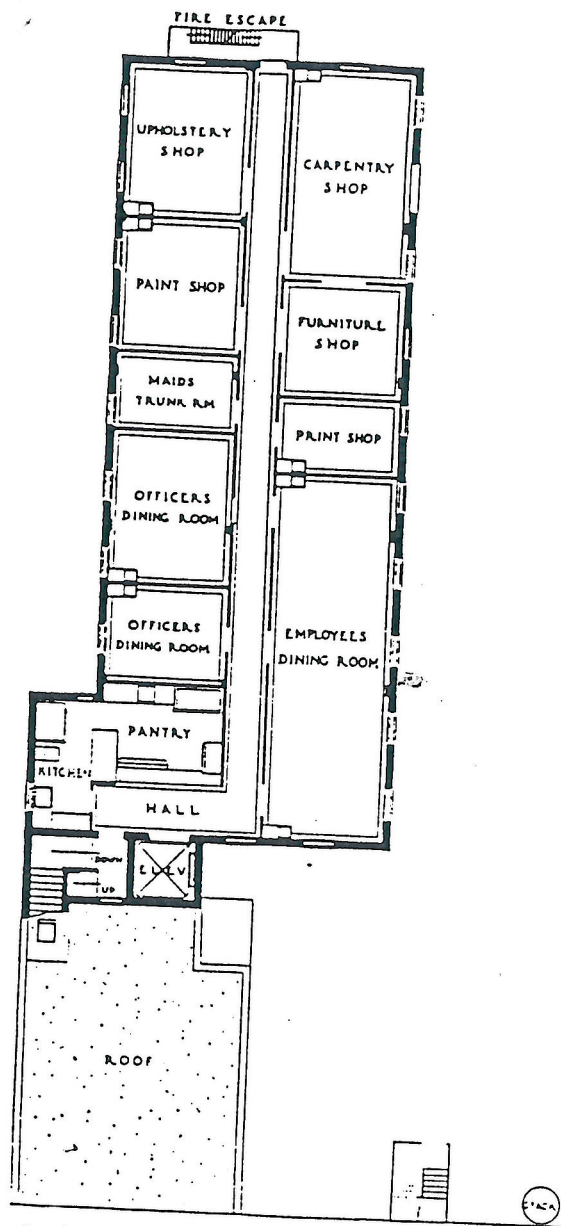


Ball room floor, Robert Treat Hotel, Newark, N. J.

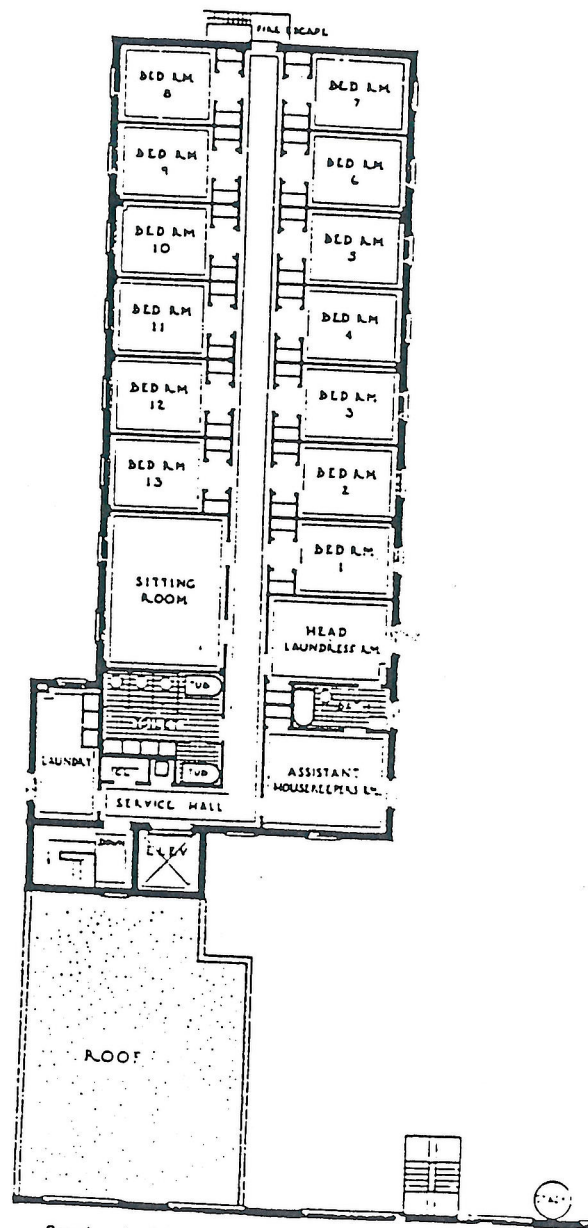


First sleeping floor, Robert Treat Hotel, Newark, N. J.





Service building, Robert Treat Hotel. Second floor



Service building, Robert Treat Hotel. Third floor

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National Park Service

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Section number _____ Page _____

Photographs

The following information is the same for all of the photographs listed:

- 1) Name of property: Robert Treat Hotel
- 2) City and state: Newark, New Jersey
- 3) Photo by: Gerry Weinstein, Photo Recording Associates
- 4) Photo taken: September, 1990
- 5) Location of negative: Photo Recording Associates
40 W. 77th Street 17B
New York, N.Y. 10024

6) & 7) Descriptions of views indicating direction of camera:

- Photo 1 of 8: View of Park Place streetscape showing the Robert Treat Center and the Quality Inn, camera pointing northeast
- Photo 2 of 8: Facade of the Robert Treat Hotel, camera pointing east
- Photo 3 of 8: Facade detail of the Robert Treat Hotel, camera pointing east
- Photo 4 of 8: Entablature, camera pointing southwest
- Photo 5 of 8: The "Crystal Room," former dining room of the Robert Treat Hotel, camera pointing east
- Photo 6 of 8: Main ballroom, camera pointing northwest
- Photo 7 of 8: Ballroom ceiling detail, camera pointing northwest and up
- Photo 8 of 8: Original stairway, view is of third floor looking up to fourth floor lobby of main ballroom gallery, camera pointing southeast



SHARPE JAMES

MAYOR

NEWARK, NEW JERSEY

07102

May 16, 1991

Ms. Nancy L. Zerbe
Administrator
Office of New Jersey Heritage
CN 404
Trenton, New Jersey 08625-0404

Dear Ms. Zerbe:

I am pleased to learn the the Robert Treat Hotel at 50 Park Place, Newark, will be considered by the New Jersey State Review Board for Historic Sites for nomination to the New Jersey and National Registers of Historic Places.

This facility has been a significant one not only for Newarkers but for New Jersey residents and out of state visitors for many years.

Such a designation would certainly acknowledge the important role this hotel has served and continues to serve.

I certainly support such a nomination to the state and federal registers.

Sincerely yours,


Sharpe James
Mayor

SJ:lyl

RECEIVED

MAY 21 1991

OFFICE OF NEW JERSEY HERITAGE



State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF PARKS AND FORESTRY
OFFICE OF NEW JERSEY HERITAGE
CN 404
TRENTON, N.J. 08625-0404
(609)292-2023

ONJH-G91-218

August 7, 1991

Mr. Thomas D'Alessio
Essex County Executive
Hall of Records
Newark, NJ 07102

Dear Mr. D'Alessio:

The New Jersey State Review Board for Historic Sites met on June 4, 1991 to review the application for the Robert Treat Hotel to the New Jersey and National Registers of Historic Places. The Board agreed that the Robert Treat Hotel clearly played an important role in the city of Newark. However, they also noted numerous structural alterations undertaken over the years that have led to a significant loss of integrity.

To be included in the State and National Registers, a property must not only meet registration criteria, but it must also have integrity. The National Park Service defines integrity as "the ability of a property to convey its significance". The Robert Treat Hotel was considered for State and National Register listing under Criteria A (associated with broad patterns of history) and C (architectural significance). According to National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, "a property that is significant for its historical association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the ... historical pattern...". Also, "a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique." These include massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation.

The nomination prepared for the Robert Treat Hotel detailed numerous alterations that have been made to the hotel building, many in its mid-1960's conversion to an office center. These included exterior changes made to the windows, the storefront, and construction of infill. Interior alterations include, among others, the enclosure of the balcony and the alteration of the dining room and ballroom from two story to one story spaces. The result is a



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF PARKS AND FORESTRY
OFFICE OF NEW JERSEY HERITAGE

CN 404

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August 7, 1991

Honorable Sharpe James
Mayor, City of Newark
920 Broad Street
Newark, NJ 07102

Dear Mayor James:

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State of New Jersey
Department of Environmental Protection
Assistant Commissioner for Natural and Historic Resources
CN 402
Trenton, New Jersey 08625-0402
(609) 292-3541
FAX (609) 984-1414

July 18, 1991

Mr. Miles Berger
Chairman of the Board
Berger Hotels Corporation
Robert Treat Center
50 Park Place
Newark, NJ 07102

Dear Mr. Berger:

The New Jersey State Review Board for Historic Sites met on June 4, 1991 to review the application for the Robert Treat Hotel to the New Jersey and National Register of Historic Places. The Board agreed that the Robert Treat Hotel clearly played an important role in the city of Newark. However, they also noted numerous structural alterations undertaken over the years that have led to a significant loss of integrity.

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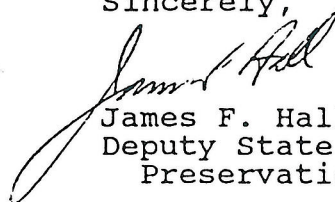
July 18, 1991

the balcony and the alteration of the dining room and ballroom from two story to one story spaces. The result is a building which today no longer truly resembles the Robert Treat Hotel of the early twentieth century.

I agree with the recommendation of the State Review Board that the Robert Treat Hotel is not eligible for individual listing on the State and National Registers. It may be eligible as part of a historic district, however, and I would suggest property owners and city officials give further consideration to the creation of such a district. Nancy L. Zerbe, Administrator of the Office of New Jersey Heritage would be happy to discuss such a venture with you. Ms. Zerbe can be reached at the Office of New Jersey Heritage, CN 404, Trenton, New Jersey 08625 or call her at (609) 292-2023.

I appreciate the efforts you have made to both preserve the Robert Treat Hotel and to nominate it to the Registers. Thank you for your interest in historic preservation.

Sincerely,



James F. Hall
Deputy State Historic
Preservation Officer

c: Ms. Ulana Zakalak

DRAFT MINUTES OF THE NEW JERSEY STATE REVIEW
BOARD FOR HISTORIC SITES

June 4, 1991

Robert Treat Hotel, Newark, Essex County

Motion to deny the application was made/seconded (CG/DS). Nomination of + one acre and local significance was **REJECTED**. David Abramson and Peter Wacker opposed. Because of a conflict of interest, Richard Hunter recused himself.

Comments:

In answer to questions, Ulan Zakalak explained that the hotel was one of the nicest classicized buildings in downtown Newark. The Crystal Room (the original dining room) now functions as a ballroom. Despite alterations, the original room configuration remained, and the room was in good condition. The balcony, which overlooked the dining room, had been closed in for offices and a drop ceiling installed in the dining room.

Connie Greiff noted that the building interior had been entirely changed in plan, configuration and style. The dining room and ballroom, originally two story spaces, were now only one story in height. Other aspects of the interior had also been changed. These combined with the streetfront, infill, and changes in the arched window openings constituted serious integrity issues. While the Robert Treat Hotel was definitely important to the streetscape, and would probably qualify as a contributing building in a district, Ms. Greiff did not feel it was individually eligible for registration. To accept it would be to send a bad signal to owners, architects and developers about what was considered acceptable rehabilitation.

Al Rothe stated that the hotel function was as important to the building and to the city of Newark as was the pure architecture of the resource. When the function was so materially disturbed, then

the building substantially suffered. The Robert Treat Hotel had experienced changes in both function and architecture, and Mr. Rothe felt obliged to support denial of the nomination.

While he felt the hotel building was still a handsome one, Phil Holt agreed with others concerning the alterations. He wanted to be able to recognize it in some way but was not sure it was individually eligible.

Robert Zion wondered whether registration of the exterior alone was feasible, but Terry Karschner explained that the NPS would not list only a buildings exterior facade.

The possibility of a district was briefly discussed. Dave Abramson felt it would be problematic due to intrusions and possible demolitions needed to make way for the new arts center.

Connie Greiff suggested that the city and state planning boards for the arts center should be encouraged to consider that a district currently exists there. They should then be urged to plan accordingly. If the district was on the SR, then review under SR Law could come into play.

Nancy Zerbe indicated that some federal money was to be used, thus triggering Section 106 review.